LOT 45
IN OR 2003/1259
RIVER GLEN #1 PB 7/263

JONES RONALD K & DEBRA A
75150 MORNING GLEN CT
YULEE, FL 32097

2024

11-2N-26-1830-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

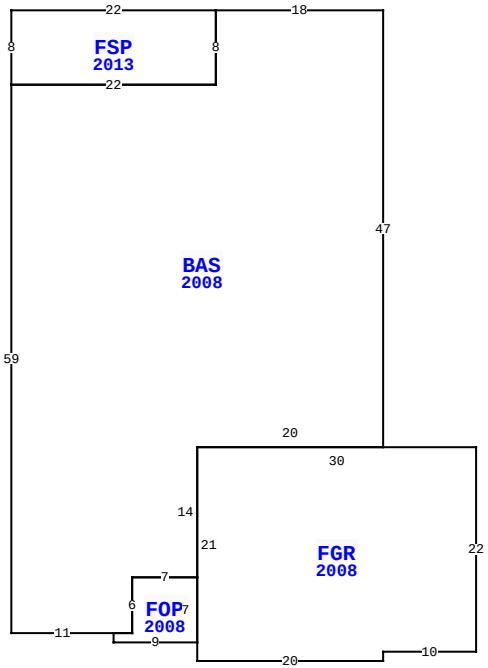
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2,062	192,910
FGR	680	55	374	34,989
FOP	51	30	15	1,403
FSP	176	40	70	6,549
TOTALS	2,969		2,521	235,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,521	106.4640	101.14	254,974	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2016 Heated Area: 2062 HX Base Yr 2016



BLD DATE	04/02/2008 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

75150 MORNING GLEN CT, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		235,851
TOTAL MARKET OB/XF VALUE		4,610
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		295,461
SOH/AGL Deduction		110,886
ASSESSED VALUE		184,575
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,575
TOTAL JUST VALUE		295,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20917	CO ISSUED	0	01/01/2008
E20424	ELEC OTHER	2,000	01/01/2008
M13586	MECH OTHER	0	01/01/2008
R10949	REPAIR/RRF	5,000	01/01/2008
P12960	OTHER	0	01/01/2008
B20917	NEW CONSTR	194,568	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/1259	9/01/2015	WD	Q	I	01	202,000
GRANTOR: NADGORNY EDWARD M & N						
GRANTEE: JONES RONALD K & DE						
1583/1229	9/03/2008	WD	U	I	07	100
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: NADGORNY EDWARD M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 FSP=[YR=2013] W22 S8 E22 N8$ S8 W22 S59 E11 FOP=[YR=2008] S1 E9 FGR=[YR=2008] S2 E20 N1 E10 N22 W30 S21$ N7 W7 S6 W2$ E2 N6 E7 N14 E20 N47$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,246.00	SF	4.00	4.00	100	2008	2008	3	89	4,436	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2008	2008	3	89	174	

LAND DESCRIPTION

TOTAL OB/XF 4,610

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS